



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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**STEP 2: DETERMINATION OF PREFERABLY PRESERVED
STAFF REPORT**

Site: 383 Broadway - Garage

Case: HPC.DMO 2021.17

Applicant: Broadway Somerville
Apartments, LLC

Owner: Same as applicant

Legal Ad: *Demolish garage.*

HPC Meeting Date: August 17, 2021



The purpose of a staff report is to provide the Historic Preservation Commission (HPC) with additional information and professional assessments regarding properties that are proposed for demolition. These assessments are based on the criteria allowed for consideration by the HPC in accordance with the Demolition Review Ordinance (DRO). A Staff Report is not a determination/decision nor does it constitute authorization in any form.

I. SUMMARY OF July 20, 2021 MEETING

At their regular public meeting on July 20, 2021, the HPC declared the garage at 383 Broadway to be “Historically Significant”. Due to this determination, 383 Broadway moved on to the second step in the demolition review process, which calls for the HPC to determine whether or not the building should be “Preferably Preserved”. A determination of “preferably preserved” does not permanently halt demolition of a building.

II. BUILDINGS UNDER CONSIDERATION

The garage at 383 Broadway is a two-story a-stylistic commercial structure. It is on the same lot as the six-story apartment building that faces Broadway. The garage is located on the rear of 383 Broadway, behind the apartment building, and faces on to Bond Street. The garage at 383 Broadway was originally a separate property from 383 Broadway, with 10-12 Bond Street as its original address.

Right: 383 Broadway - Garage



Right: Left Elevation



Right: Rear



Right: Right Elevation





Above: Context Map for 383 Broadway. Both the parcel and garage are indicated.

III. ADDITIONAL INFORMATION

Preservation Planning has not uncovered any additional information in the intervening weeks since the Historic Significance vote.

To see the historic maps and research regarding the garage at 383 Broadway and a general history of the area, see the July 20, 2021 staff report on Historic Significance.

IV. DETERMINATION

The HPC must determine one of the following for **garage at 383 Broadway**:

- a. That the building is Preferably Preserved.
- b. That the building is not Preferably Preserved.
- c. That the building is not Preferably Preserved *with Conditions*.

See the following section V “Findings” for guidance

V. FINDINGS

The HPC need to make separate determinations of whether the accessory structure at 383 Broadway is to be preferably preserved and adopt findings.



383 Broadway - Garage

a. Preferably Preserved

For a determination of *preferably preserved*, the HPC must make the following finding:

- *That the demolition of the garage at 383 Broadway would be detrimental to the architectural, cultural, political, economic, or social heritage of the City.*

If the HPC makes the above finding, the Commission must state their reasons why they have taken this ~~either~~ position ~~for EACH building separately~~.

b. Not Preferably Preserved

If the HPC makes the above finding, the Commission must state their reasons why they have taken this ~~either~~ position ~~for EACH building separately~~.

c. Not Preferably Preserved with Conditions

For a determination of *NOT preferably preserved with Conditions*, the HPC must make the following finding:

- *That the garage at 383 Broadway do not meet any of the criteria to be “preferably preserved.”. The HPC may add any or all of the following as conditions to this determination:*
 1. *photographic documentation of the building to be demolished;*
 2. *architectural renderings of the building to be demolished;*
 3. *identification of materials for salvage of material; and/or,*
 4. *a plan for installation of historic or interpretive signage at or near the site.*

If the HPC makes the above finding, the HPC must state their reasons why they take this position.

VI. VOTE

When bringing the matter to a vote, the HPC must include the reasons why the *garage at 383 Broadway* is or is not “preferably preserved”.